

*A well presented three bedroom detached bungalow, situated in a tucked away position in the popular town of Framlingham*

Rent £1,250 p.c.m  
Ref: R2548

118 Castle Brooks  
Framlingham  
Suffolk  
IP13 9SS



To let part furnished or unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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## Location

118 Castle brooks is located in the popular town of Framlingham and is within walking distance of the busy Market Square. This historic town is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes, which includes a Co-op supermarket. The town also boasts a wide range of pubs, restaurants and also a doctor's surgery, veterinary practice, pharmacy and library. There are also excellent schools in both the state and private sector.

The town of Woodbridge, lying on the banks of the River Deben, is about 15 miles to the south and offers a further choice of shopping and schooling facilities as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 15 miles to the east and offers a further choice of recreational facilities. The County Town of Ipswich, about 20 miles, benefits from Inter City rail links to London's Liverpool Street station which take just over the hour.

## Ground Floor

Entering through a partially glazed wooden door into

### *Entrance Hallway*

With cupboard housing the hot water tank and heating/hot water controls. Fitted coat cupboard. Radiator and doors off to

### *Sitting Room* 21'1 x 12'9 (6.44m x 3.95m)

North & South. A spacious and light room with window to the front and glazed French doors leading to the rear garden. Central display brick fireplace. Two radiators. Glazed double doors leading through to the dining room.

### *Dining Room* 16'3 x 11'9 (4.98m x 3.64m) (max)

North. A good size room with a large window overlooking the rear garden. Glazed double opening doors to the sitting room and further door back to the hallway. Radiator.

### *Kitchen* 13'5 x 16'3 (4.12m x 4.97m) (max)

North & East. An excellent size kitchen fitted with a good range of base and wall cabinets with worksurface over, inset with a one and a half bowl sink with mixer tap and drinking water tap. Integrated double electric oven. Four ring gas hob with extractor above. Water softener. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Radiator. Door giving access to the rear garden.





**Bedroom One** 12' x 11'5 (3.66m x 3.53m)

East. A good size double bedroom with window overlooking the side garden. Fitted wardrobe cupboards. Radiator. Door through to

**En-suite**

Fitted with WC, pedestal wash basin and large shower cubicle with Mira shower. Radiator, extractor fan, shaver light and socket.

**Bedroom Two** 13'5 x 8'8 (4.12m x 2.71m)

West. A double bedroom or good size single with window to the front and radiator.

**Bedroom Three** 9'9 x 7' (3.02m x 2.16m)

East. A single bedroom with window to the side and radiator.

**Bathroom**

Fitted with WC, pedestal wash basin and bath with mixer tap and shower attachment. Chrome heated towel rail, extractor fan, shaver light and socket.

**Outside**

The property is accessed from the road via a shared driveway leading to the front with driveway and parking. Beyond the driveway is the attached single garage with up and over door and pedestrian door to the rear. There is a small area of garden to the front with lawn and floral borders, with a path leading to the front door.

To the rear and accessed via a gate, there is a good size garden with paved pathways and seating areas, lawn, well established floral beds, trees and hedging. The garden is enclosed by fencing and brick walls.



**Services** Mains gas, electricity, water and drainage connected. Gas fired central heating.

**Council Tax** Band D; £2,246.91 payable 2025/2026

**Local Authority** East Suffolk Council

**Viewings** Strictly by appointment with the Agent.

**Broadband** To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

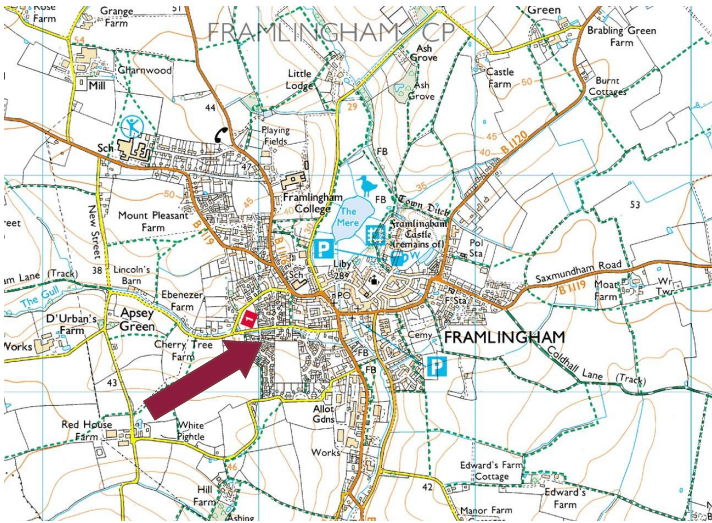
**Mobile Phone** To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**November 2025**





## Directions

From the Agent's office in Well Close Square, proceed in a southerly direction on to Station Road. Turn right on to Brook Lane opposite The Railway public house. Take the third turning on the left into Castlebrooks and then the third driveway on the left where the property will be the second on the left.

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